

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812-2231
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A
Former Agency Name: Los Angeles City Fire Department (Prior to 7/1/2013)	Address: 221 North Figueroa Street, Suite 1500 Los Angeles, CA 90012
Former Agency Caseworker: Mr. Eloy Luna	Case No.: NA

Case Information

USTCF Claim No.: None	Global ID: T0603797953
Site Name: Trillium Towers	Site Address: 6320 Canoga Avenue Woodland Hills, CA 91364 (Site)
Responsible Party: Douglas Emmett Management, LLC Attention: Mr. Cary Johnson	Address: 6320 Canoga Avenue Woodland Hills, CA 91364
USTCF Expenditures to Date: N/A	Number of Years Case Open: 7

URL http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603797953

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This case meets all of the required criteria of the Policy.

The release at the Site was discovered during a piping upgrade in 2006. Soil samples indicated petroleum constituents were present at very low concentrations in the soil around the piping. Repairs were made to the system to stop the discharge. The Site currently operates as multi-level office building. Two diesel underground storage tanks, used to fuel generators, remain on-Site.

Groundwater was not encountered during the investigation and was estimated to be at a depth of 16 to 19 feet below ground surface (bgs) in 2006. The nearest public supply well and surface water body are greater than 1,000 feet from the Site. Additional corrective action will not likely change the conceptual site model. Any remaining petroleum constituents pose a low risk to human health, safety, and the environment.

Rationale for Closure under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- Groundwater Media-Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. There are not sufficient mobile constituents (leachate, vapors, or light non-aqueous-phase liquids) to cause groundwater to exceed the groundwater criteria.
- Petroleum Vapor Intrusion to Indoor Air Criteria – Site meets **CRITERION 2 (b)**. A site-specific risk assessment for the vapor intrusion pathway was conducted. The assessment found that there is a low risk of petroleum vapors adversely affecting human health. Benzene, toluene, ethylbenzene, and xylenes were not detected in any of the samples taken at the Site.
- Direct Contact and Outdoor Air Exposure Criteria – Site meets **CRITERION 3 (b)**. A site-specific risk assessment for the potential exposure to residual soil contamination was conducted. The assessment found that maximum concentrations of petroleum constituents remaining in soil have a low risk of adversely affecting human health. The Site is paved, and accidental exposure to Site soil is prevented. Therefore, the pathway is incomplete.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, and the environment, and is consistent with chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control, and the applicable water quality control plan, and case closure is recommended.



George Lockwood, PE No. 59556
Senior Water Resource Control Engineer

6/20/14

Date

